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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35259)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 875,000.00

Affiant

Sworn and subscribed before me on June 17, 1994.

Notary Public

My Comm. Expires: 8/12/96

ADDRESS NEW OWNER:

Billy T. Lynch, Jr.
1200 Beddington Park
Nashville, Tennessee

RESPONSIBLE FOR PAYMENT OF TAXES:

same as owner

MAP-PARCEL NUMBERS

159-2-49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Merrills and spouse, Marian Merrills,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy T. Lynch, Jr. and spouse, Rita F. Lynch,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Hound's Run, of record in Book 6900, Pages 167-171, Register's Office for said County.

SAID Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 feet on the northerly line and 276.20 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Roy Merrills and spouse, Marian Merrills by deed from C. S. Hasty Construction Co., Inc. of record in Book 7574, Page 51, Register's Office for Davidson County, Tennessce.

SUBJECT to the convenants, conditions and restrictions of record in Book 7079, Page 995, said Register's Office, which set orth assessments, liens and other matters and to which reference is hereby made for more particulars. Subject to the plan of record in Book 6900, pages 167 through 171, said Register's Office, shows an owner's certificate, a building envelope and a 20 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot easement for public utility and drainage purposes along the easterly and southerly lines of said lot and a landscape and utilities easement of undetermined width across the southeasterly corner of said lot.

63000 IDENTIF. & REFERENCE

94 JUN 21 AM 9:30 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

This is ( )improved property, known as: 1200 Beddington Park, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 16 June 1994.

Roy Merrills

Marian Merrills

6214 04/21 0101 BOOK 9346-50

State of Tennessee
County of Davidson

On 16th of June, 1994, before me the undersigned authority, personally appeared Roy Merrills and Marian Merrills, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: 5-24-97

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	875000.00
			CON TX	3237.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	3246.50
			CHECK	3246.50

06/21/94 01 09:30 0001 8214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63000
IDENTIF. # REFERENCE

94 JUN 21 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804936